



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

MOUNTAIN PROPERTY



Parcel A, \$49,900

50+- acres of rolling and mountainous terrain nestled in the Beartooth Mountains next to National Forest. Several choice building sites. There is a well and utilities on the property. Magnificent views and abundant wildlife around the area. Located in Clark, Wyoming, 30 miles north of Cody, 24 miles west of Powell and 30 miles southeast of Red Lodge Montana-a ski resort.

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.





*Yucca
In
Bloom*



MLS #: L10005264A (Active) List Price: \$49,900

0 Hail Basin Rd Clark, WY 82435



APX DEEDED ACRES: 50.09
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat, Mountainous, Rolling, Steep

UNIT # OR LOT #: 0
AREA: Clark
NEIGHBORHOOD: Unknown
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Beartooth Electric Co

SEWER: InstllSptc

PRIMARY WATER TYPE: Well

IRRIGATION FEES \$: 0

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: No

HOA \$: 0

DESCRIPTION OF STRUCTURES: none

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: NONE

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2012

TOTAL TAX \$: 588.34

TAXED W/OTHER LAND: Yes

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: Yes

PARCELABLE: No

MOBILES ALLOWED: No

MODULARS ALLOWED: Yes

DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: See in documents

PROPERTY FEATURES: Adj to National Forest, Horse Property, Hunting, Mountain View, Rolling Terrain

TYPE LEASED LAND: None

PROPERTY ACCESS: Private Gravel Road

COMMENTS: This property has end of the road privacy and the west boundary is National Forest. There is a well on the property on the south side. The terrain is rolling with several good building sites.

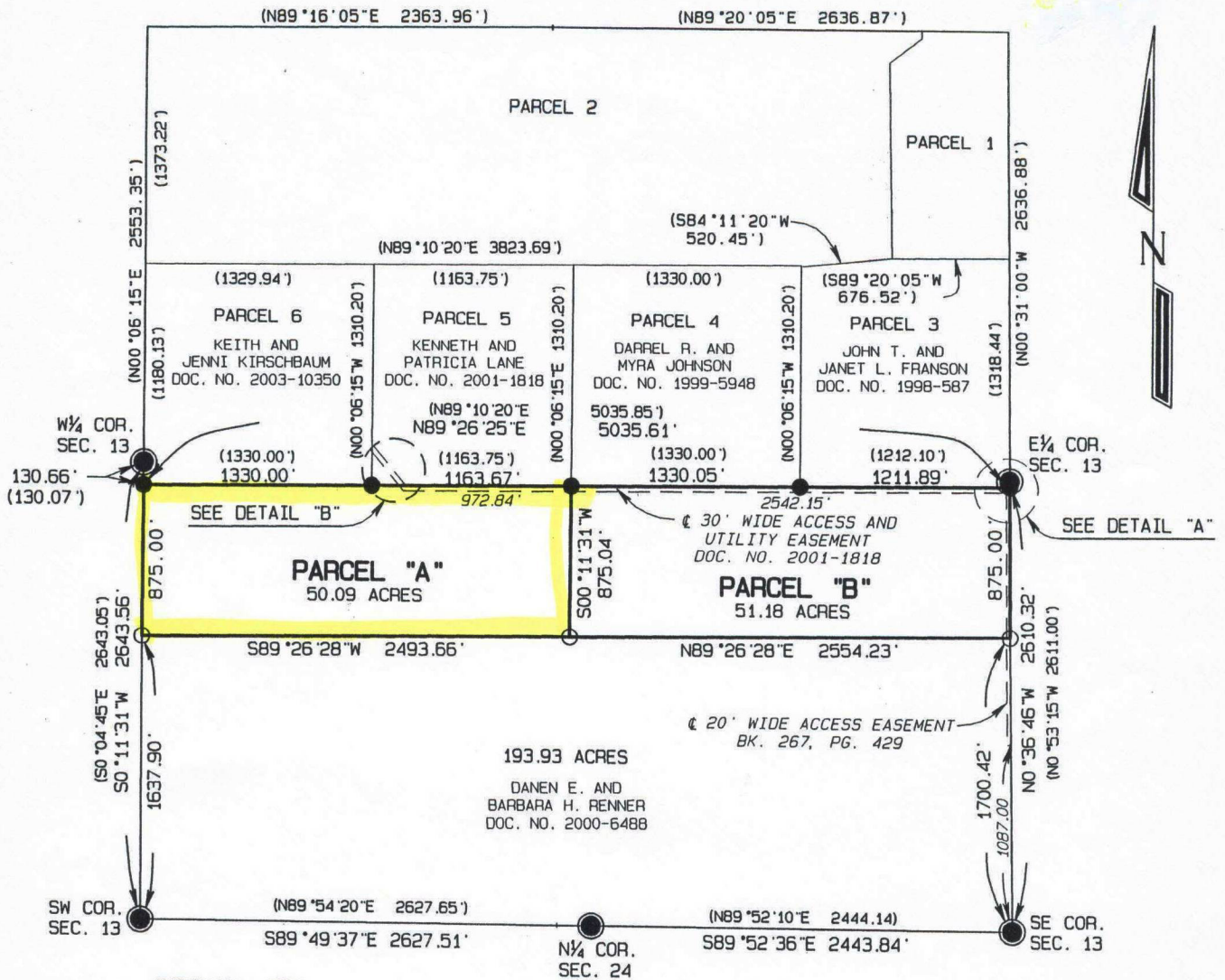
DIRECTIONS TO PROPERTY: Road 1AB past school to Road 8UD, turn left, continue west onto Bennett Creek Road. Follow over creek, around the hill to the cattle guard. Turn right, next left is Hail Basin Road. Property is on the left, sign on the property.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

T.57 N., R.103 W. (ORIGINAL SURVEY)

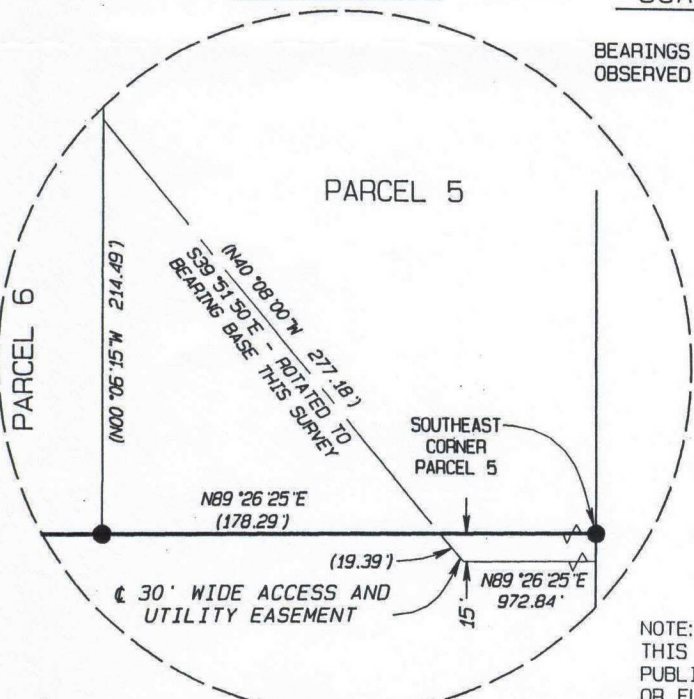


DETAIL "B"

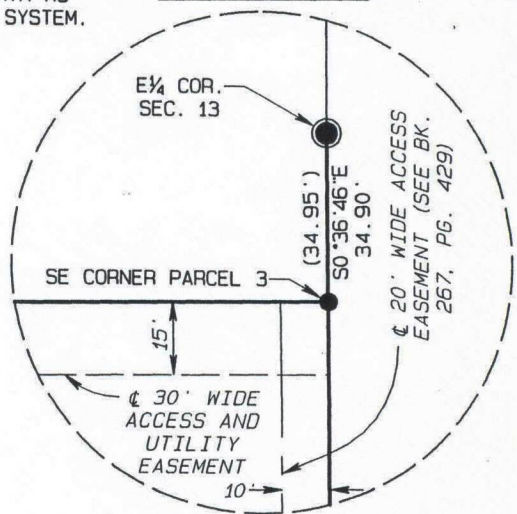
SCALE: 1" = 1000'

BEARINGS ARE BASED ON TRUE NORTH AS OBSERVED BY GLOBAL POSITIONING SYSTEM.

DETAIL "A"



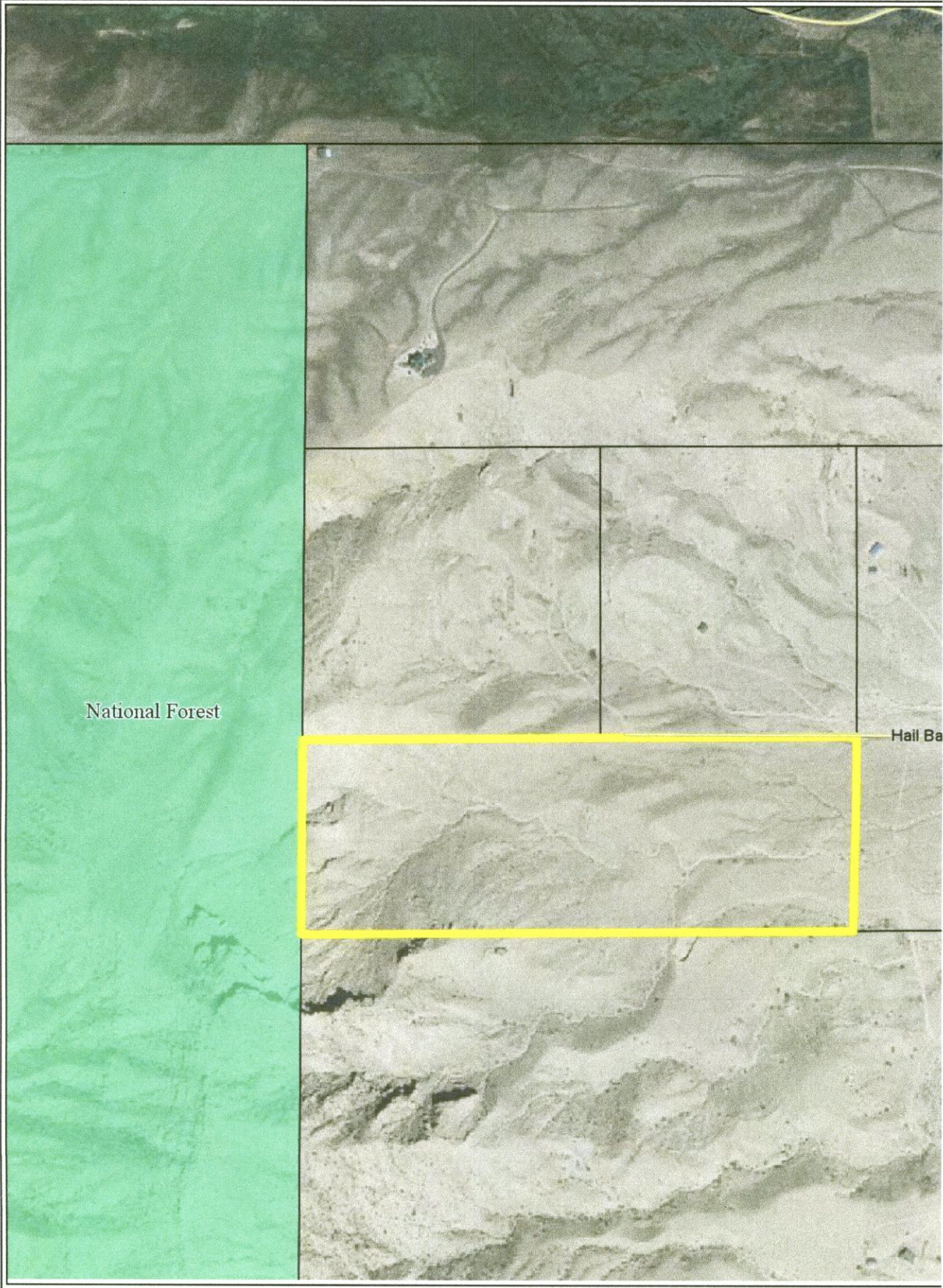
SCALE: 1" = 100'



SCALE: 1" = 40'

LEGEND

NOTE:
THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.



National Forest

Hail Ba

CLARK, WYOMING, where the grandeur of the rugged Beartooth Mountains loom majestically over the sage covered prairie is situated 30 miles north of Cody. The Clarks Fork of the Yellowstone River, Wyoming's only federally designated 'wild and scenic river' flows out of the Clarks Fork Canyon and meanders through the valley. The Clarks Fork Canyon is the division between the Beartooth Mountains to the north and the Absaroka Mountains to the south. Looking west when you turn into Clark, from the Canyon south, the mountains you see are Bald Peak, Bald Ridge, Trout Peak, Pat O'Hara and Heart Mountain. There are 3 drainages to the north of the canyon, Little Rock Creek, Bennett Creek and Line Creek.

Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark post office was established in 1891 and the first school was established in 1895. There are approximately 300-350 residents in the Clark valley today. There is no longer a post office. Mail comes through the Powell post office.

There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north side switchbacks to the top of the Beartooth Mountains and goes over to Highway 212. This is the Morrison Jeep Trail.

Looking across the river on the south face of the canyon, the steep trail that Chief Joseph and the Nez Perce Indians took on their escape from Yellowstone Park in 1877 can be faintly seen. Colonel Sturgis had been waiting at the mouth of the Canyon. He was told by scouts that there was no way that the Nez Perce could escape through this canyon and he moved his company south to Heart Mountain. The Nez Perce accomplished an amazing fete, and 700 people and 2000 horses escaped through this canyon and headed north.

A year later in 1878, the Bannock Indian conflict took place on the Clarks Fork River. During the early morning battle, among the dead were Captain Andrew Bennett and Little Rock, a Crow interpreter. Bennett Creek, Bennett Buttes and Bennett Buttes Cemetery are named in honor of Captain Bennett. Little Rock Creek was named after the Crow interpreter.

The Clarks Fork Recreation Center hosts community activities including an annual rodeo. Clark is within the Powell School District with an elementary school of Kindergarten through fifth grade and a student population averaging 30-35 students total.

